082.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	659,800 / 659,800
					USE VALUE:	659,800 / 659,800
					ASSESSED:	659,800 / 659,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGUIRE THOMAS M
Owner 2:	HINE CAROLYN M
Owner 3:	
Street 1:	42 SUNSET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PROULX FRANCIS A--ETAL -
Owner 2:	PROULX ROSELYN M -
Street 1:	42 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4553.000	270,200		389,600	659,800
Total Card	0.105	270,200		389,600	659,800
Total Parcel	0.105	270,200		389,600	659,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.87 | /Parcel: 439.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51400

GIS Ref

GIS Ref

Insp Date 09/15/18

!6707!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,200	0	4,553.	389,600	659,800		Year end	12/23/2021
2021	101	FV	261,900	0	4,553.	389,600	651,500		Year End Roll	12/10/2020
2020	101	FV	262,000	0	4,553.	389,600	651,600	651,600	Year End Roll	12/18/2019
2019	101	FV	209,100	0	4,553.	384,000	593,100	593,100	Year End Roll	1/3/2019
2018	101	FV	212,600	0	4,553.	295,000	507,600	507,600	Year End Roll	12/20/2017
2017	101	FV	212,600	0	4,553.	278,300	490,900	490,900	Year End Roll	1/3/2017
2016	101	FV	212,600	0	4,553.	256,000	468,600	468,600	Year End	1/4/2016
2015	101	FV	200,800	0	4,553.	239,300	440,100	440,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:20:19

LAST REV

Date	Time
10/02/18	15:53:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6707

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PROULX FRANCIS	33570-365		8/31/2001	Family	302,500	No	No		
	9674-533		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2002	482	Wood Dec	1,200	C		G4	GR FY04	ADD 10X19 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
3/4/2009	Measured	189	PATRIOT
11/3/2001	MLS	MM	Mary M
2/15/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51400
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4553		Sq. Ft.	Site		0	70.	1.22	6									389,613						389,600	

Total AC/HA:	0.10452	Total SF/SM:	4553	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	389,613	Spl Credit		Total:	389,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34999990
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367088
Depreciation:	96911
Depreciated Total:	270177

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

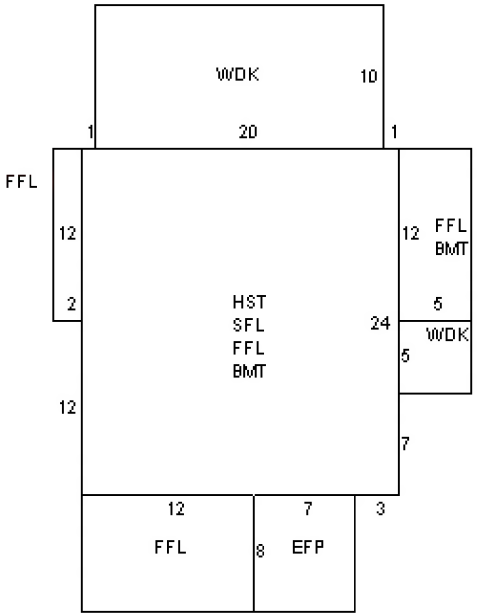
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	114.06
Final Total:	270200	Val/Su SzAd	180.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	708	173.730	122,999
BMT	Basement	588	52.120	30,646
SFL	Second Floor	528	173.730	91,728
HST	Half Story	264	173.730	45,864
WDK	Deck	225	10.340	2,326
EFP	Enclos Porch	56	71.870	4,025

Net Sketched Area:	2,369	Total:	297,588
Size Ad	1500	Gross Area	2633	FinArea	1500
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

082.0-0004-0004.0

IMAGE

AssessPro Patriot Properties, Inc